

Date: 15-06-2022

### SEARCH REPORT AND CERTIFICATE OF TITLE

This Report and Certificate is issued at the request of Nanu Estates Private Limited, a private limited company having its Registered Office at Nanu House, Varde Valaulicar Road, Margao, Goa 403 601, in respect of the land described herein below:-

- A. **Name of the Land:** "VITULA of Antonio Francisco de Nazareth" or "BOGUIACHEM BATT'A", locally known as "BHEDICHE BHAT" also identified as "TARIDE BHATT".
- B. **Situation:** Village Siolim, within the limits of Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa in the State of Goa.
- C. **Land Registration:** The bigger property is described under Description No. 2427 of Book B No. 7 of New Series of Land Registration Office of Bardez.
- D. **Matriz:** Not found enrolled in the Land Revenue Records of Bardez Taluka.
- E. **Survey No.** The subject matter of this search is related to a separated part identified as Plot-G of the Northern part of the bigger property, which separated part now bears new Survey No. 72/1-A of village Siolim.
- F. **Area:** 2,000 square meters.



**G. Boundaries:**

East: By the lands bearing Sub-Divisions No. 1, 2 & 3 of Survey No. 72 of village Siolim;

West: By the land bearing Survey No.72/1 of village Siolim;

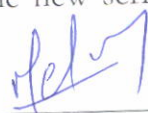
North: Partly by water drain and by Survey No. 72/1 of village Siolim; and

South: By Survey No. 72/1 of village Siolim.

**H. Documents scrutinized:**

1. Certified photo copies dated 18-09-2017 and 19-09-2017 issued by the Archivist (Management), Directorate of Archives & Archaeology, Panaji, Goa, in respect of the Land Registration **Description No. 2427** of Book-B. No. 7 of the new series of Land Registration records of Bardez Taluka, and all its **Inscriptions** records; along with its English translation.
2. (a) Certified copy dated 07-09-2020 issued by the Superintendent of the Court of Civil Judge of Mapusa, in respect of the records of **Inventory Proceedings No.70/2001/C** of the Court of Civil Judge, Senior Division 'C' Court, Mapusa, Goa;
- (b) Certified copy dated 03-05-2019 issued by the Superintendent of the Court of Civil Judge of Mapusa, in respect of **Additional Statement on Oath** dated 12-11-2010 of Cabeça de Casal, in Inventory Proceedings No.70/2001/C of the Court of Civil Judge, Senior Division 'C' Court, Mapusa, Goa;
- (c) Certified copy dated 19-04-2018 issued by the Superintendent of the Court of Civil Judge of Mapusa, in respect of the **Plans/Sketches** of partition of properties, in Inventory Proceedings No. 70/2001/C of the Court of Civil Judge, Senior Division 'C' Court, Mapusa, Goa.
3. Certified copy dated 21-02-2018 issued by the Asst. Survey & Settlement Officer, Panaji, Goa, in respect of **combined plan** of properties bearing **Survey Nos. 72/1, 72/7 and 72/9** of village Siolim in Bardez Taluka.

4. Certified copy dated 01-10-2018 issued by the Mamlatdar of Bardez, in respect of **Form No. I & XIV** of the property bearing **Survey No. 72/1** of village Siolim of Bardez Taluka.
  5. **Certified copy of the Order** dated **16-12-2019** passed by the Deputy Collector & Sub-Divisional Officer of Bardez, in **Partition Case** No. 15/463/2018/PART/LAND;
  6. **Certified copy** dated 19-02-2020 issued by the Mamlatdar of Bardez, in respect of **Form No. I & XIV** of the property bearing **Survey No. 72/1-A** of village Siolim of Bardez Taluka.
  7. Certified copy dated 12-02-2020 issued by the Inspector of Survey & Land Records, Mapusa, Goa, in respect of **Plan** of the property bearing **Survey No. 72/1-A** of village Siolim in Bardez Taluka.
  8. **Deed of Sale** dated 10.03.2020 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. BRZ-1-1130-2020, Book:-1 document, dated 18.03.2020.
  9. Certified copy dated 14-06-2022 issued by the Mamlatdar of Bardez, in respect of **Form No. I & XIV** of the property bearing **Survey No. 72/1-A** of village Siolim of Bardez Taluka, showing the names of Nanu Estates Private Limited as 'Occupants' thereof.
  10. Nil Certificate of Encumbrances No. 935 dated 28-04-2022 issued by the Sub-Registrar of Bardez at Mapusa, Goa, for the period from 01-11-2007 to 15-12-2019.
  11. Nil Certificate of Encumbrances No. 1323 dated 08-06-2022 issued by the Sub-Registrar of Bardez at Mapusa, Goa, for the period from 16-12-2019 to 02-06-2022.
- I. **Scrutiny of documents:**
    1. From the document of **Land Registration** records mentioned at **Para H (1)** above it is seen that the northern part of the above described bigger property bearing Land Registration **Description No. 2427** of Book-B. No. 7 of the new series is finally inscribed in





favour of Mr. **Justiniano Baltazar Lourenco Batista de Souza** alias **Justiniano Baltazar de Souza**, being  $1/3^{\text{rd}}$  (one-third) share thereof under **Inscription No. 24131** dated 27.02.1932 in Book No. G-30 and remaining  $2/3^{\text{rd}}$  (two-third) share thereof vide **Inscription No. 24132** also dated 27.02.1932 in the same Book No. G-30.

2. For the purposes of partition of all the assets left behind by the said late Mr. Justiniano Baltazar de Souza alias Justinio Baltazar D'Souza alias Jastinio Baltazar D' Souza alias Justinia Baltazar D'Souza alias Mr. Justiniano Baltazar Lourenco Batista de Souza and his deceased wife, Mrs. Lucilia Francisca Florina de Conceicao e Souza alias Lucilia de Souza; Mr. Justiniano Baltazar Adeodato de Conceicao Souza has initiated **Inventory Proceedings No. 70/2001/C** was initiated before the Court of the Civil Judge, Senior Division at Mapusa, Goa.
3. From the records of said Inventory Proceedings as mentioned at **Para H (2)** above, it is seen that : -
  - (a) The said Mr. Justiniano Baltazar de Souza alias Justinio Baltazar D'Souza alias Jastinio Baltazar D' Souza alias Justinia Baltazar D'Souza alias Mr. Justiniano Baltazar Lourenco Batista de Souza expired on 04.12.1949, leaving behind him his widow and moiety sharer by name Mrs. Lucilia Francisca Florina de Conceicao e Souza alias Lucilia de Souza and seven (7) children, who are (1) Mrs. Olga de Conceicao de Souza Barreto alias Olga Avelar Barreto married to Mr. Francisco Fortunato Avelar Barreto; (2) Mrs. Hilda Roza de Conceicao de Souza alias Hilda de Souza, married to Mr. Jose Rosario Damaceno de Souza; (3) Mr. Benjamin Rudolfo Celestino da Conceicao e Souza alias Ben de Souza, married to Mrs. Justiniana das Dolores Obtulia Viegas de Souza; (4) Mr. Antonio Jose Salvador da Conceicao e Souza alias Jose de Souza married to Maria Lina Conceicao de Azavedo Souza; (5) Mrs. Maria Antonetta Piedade Conceicao e Souza Machado, married to Mr. Guilherme Perpetuo Hamilton de Souza Machado; (6) Mr. Justininao Baltaza Adeodato de Conceicao Souza alias Adeodato de Souza married to Mrs. Zelma Anita Patricia de Souza, and (7) Mr. Antonio Joao Pedro de Conceicao e Souza alias Anthony D'Souza alias Antony Conceicao

Souza alias Anthonio D'Souza married to Mrs. Aida Lucilia Francisco de Souza or Aida Lucilia Francisca D'Souza alias Aida de Souza as his exclusive heirs.

- (b) The Said Mrs. Lucilia Francisca Florina de Conceicao e Souza alias Lucilia de Souza, being the widow of the said late Mr. Justiniano Baltazar de Souza alias Justinio Baltazar D'Souza alias Jastinio Baltazar D' Souza alias Justinia Baltazar D'Souza alias Mr. Justiniano Baltazar Lourenco Batista de Souza, subsequently expired on 17.11.1966, leaving behind her, as her exclusive heirs, the said (1) Mrs. Olga de Conceicao de Souza Barreto alias Olga Avelar Barreto married to Mr. Francisco Fortunato Avelar Barreto; (2) Mrs. Hilda Rosa de Conceicao de Souza alias Hilda de Souza, married to Mr. Jose Rosario Damaceno de Souza; (3) Mr. Benjamin Rudolfo Celestino da Conceicao e Souza alias Ben de Souza, married to Mrs. Justiniana das Dores Obtulia Viegas de Souza; (4) Mr. Antonio Jose Salvador da Conceicao e Souza alias Jose de Souza married to Mrs. Maria Lina Conceicao de Azavedo Souza; (5) Mrs. Maria Antonetta Piedade Conceicao e Souza Machado, married to Mr. Guilherme Perpetuo Hamilton de Souza Machado; (6) Mr. Justiniao Baltaza Adeodato de Conceicao Souza alias Adeodato de Souza married to Mrs. Zelma Anita Patricia de Souza, and (7) Mr. Antonio Joao Pedro de Conceicao e Souza alias Anthony D'Souza, alias Antonio Conceicao Souza or Anthonio D'Souza married to Mrs. Aida Lucilia Francisco de Souza alias Aida de Souza.
- (c) The Said husband of Mrs. Olga de Conceicao de Souza Barreto viz. Mr. Francisco Fortunato Avelar Barreto, expired on 21.08.1959, leaving behind him, as his widower and moiety sharer, the said Mrs. Olga de Conceicao de Souza Barreto, and, as his exclusive heirs, he left behind his children (1) Mrs. Ema Filomena Avelar Barreto de Souza Proenca alias Ema Proenca married to Mr. Jose Aleixo de Souza Proenca; (2) Mrs. Maria Irene Avelar Barreto Menezes alias Maria Irene Menezes married to Mr. Luis Antonio Domingos Precioso Sebastiano de Menezes; and (3) Mr. Antonio Francisco Avelar Barreto married to Mrs. Maria Ivette Barreto.



- (d) Vide the "Deed of Release" drawn on 01.05.1975, the said Mrs. Olga de Conceicao de Souza Barreto, along with the said Mrs. Maria Irene Avelar Barreto Menezes alias Maria Irene Menezes together with her husband, Mr. Luis Antonio Domingos Precioso Sebastiano de Menezes; and Mr. Antonio Francisco Avelar Barreto, relinquished and renounced all their rights in the inheritance of the said late Mr. Justiniano Baltazar de Souza alias Justinio Baltazar D'Souza alias Jastinio Baltazar D' Souza alias Justinia Baltazar D'Souza alias Mr. Justiniano Baltazar Lourenco Batista de Souza and his deceased wife, Mrs. Lucilia Francisco Florina de Conceicao e Souza alias Lucilia de Souza, in favour of other co-heirs under the specific provision of Article 2029 of the Portuguese Civil Code then in force in the State of Goa.
- (e) Vide the "Deed of Release" drawn on 13.06.1975, the said Mrs. Ema Filomena Avelar Barreto de Souza Proenca alias Ema Proenca together with her husband, Mr. Jose Aleixo de Souza Proenca, relinquished and renounced all their rights in the inheritance of the said late Mr. Justiniano Baltazar de Souza alias Justinio Baltazar D'Souza alias Jastinio Baltazar D' Souza alias Justinia Baltazar D'Souza alias Mr. Justiniano Baltazar Lourenco Batista de Souza and his deceased wife, Mrs. Lucilia Francisco Florina de Conceicao e Souza alias Lucilia de Souza, in favour of other co-heirs under the specific provision of Article 2029 of the Portuguese Civil Code then in force in the State of Goa.
- (f) Vide the above said same "Deed of Release", the said Mrs. Hilda Rosa de Conceicao de Souza alias Hilda de Souza together with her husband, Mr. Jose Rosario Damaceno de Souza and the said Mrs. Maria Antonetta Piedade Conceicao e Souza Machado together with her husband, Mr. Guilherme Perpetuo Hamilton de Souza Machado, also relinquished and renounced all their rights in the inheritance of the said late Mr. Mr. Justiniano Baltazar de Souza alias Justinio Baltazar D'Souza alias Jastinio Baltazar D' Souza alias Justinia Baltazar D'Souza alias Mr. Justiniano Baltazar Lourenco Batista de Souza and his deceased wife, Mrs. Lucilia Francisco Florina de

Conceicao e Souza alias Lucilia de Souza, in favour of other co-heirs under the specific provision of Article 2029 of the Portuguese Civil Code then in force in the State of Goa.

- (g) The Said Mr. Benjamin Rudolfo Celestino da Conceicao e Souza alias Ben de Souza and his wife, Mrs. Justiniana das Dores Obdulia Viegas de Souza expired , leaving behind them, as their exclusive heirs, their children by names Mr. Justiniano Baltazar Oliver Olavao de Souza married to Mrs. Meena Otilia De Souza, Mrs. Maria Ingrid Sarojini De Souza married to Mr. Elgar Estevao De Sa, Mrs. Maria Soraya Nalini de Souza married to Mr. Lionel Moraes; and Mrs. Brenda Lucilia de Souza married to Mr. Henry Rege Gabriel Almeida.
- (h) The said Mrs. Maria Soraya Nalini de Souza and her husband, Mr. Lionel Moraes are married under Ante Nuptial Contract of Separation of Assets; and got divorced under the Decree of Divorce dated 03.03.2003 of the IIIrd Addl. Civil Jude, Senior Division, at Margao, Goa, in Special Civil Suit No. 109/1998/III.
- (i) Mr. Antonio Jose Salvador da Conceicao e Souza alias Jose de Souza and his wife, Maria Lina Conceicao de Azavedo Souza expired respectively on 31.08.2004 and 31.07.1990 leaving behind them, as their exclusive heirs, their children being Mrs. Marlene Virginia Filomena de Conceicao de Souza Walker married to Mr. Martin Walker, Mrs. Dalila Maria Lucilia de Souza, married to Mr. Michael Hehir, Mrs. Sonia Maria Alzira D'Souza Hughes married to Mr. Robert George Henry Hughes, Mrs. Maria Jose Lina de Souza Costa Ferreira married to Mr. Eduardo Augusto Schulza da Souza Costa Ferreira, Miss Maria Mirindi Perpetua de Souza, Mrs. Tulia Maria de Souza Dias married to Mr. Oscar Proenca Dias, Mr. Jose Jesus de Azavedo Souza married to Wanaporn Rienjang de Azavedo Souza.
- (j) Mrs. Dalila Maria Lucilia de Souza and her husband Mr. Michael Hehir, were married under the Regime of Separation of Assets.



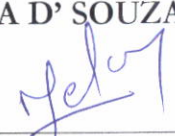


- (k) Mr. Jose Jesus de Azavedo Souza and his wife, Wannaporn Rienjang alias Wairapor Rieujiang de Azavedo Souza, were married under the Regime of Separation of Assets; and got divorced under the Decree of Divorce dated 19.01.2006 which has become final on 03-02-2006 of the First Court of Tribunal of Family and Minors of the Judicial Division of Cascais at Portugal.
- (l) Mrs. Maria Jose Lina de Souza Costa Ferreira and her husband, Mr. Eduardo Augusto Selsulze da Souza Costa Pereira, were married under the Regime of Separation of Assets; and got divorced under the Decree of Divorce dated 13.12.2004 which has become final on 28.01.2005 of the First Court of Tribunal of Family and Minors of the Judicial Division of Cascais at Portugal.
- (m) Mr. Antonio Joao Pedro de Conceicao e Souza alias Anthony D'Souza alias Antonio Conceicao Souza or Anthonio D'Souza expired on 15.01.1995, leaving behind him his widow and moiety sharer, namely, Mrs. Aida Lucilia Francisco D'Souza alias Aida Lucilia Francisca D'Souza alias Aida de Souza and, as his sole and universal heir, he left behind him his only child by name Mr. Alex D'Souza married to Mrs. Maria Anna de Souza.
- (n) Mrs. Sonia Maria Alzira D'Souza Hughes married to Mr. Robert George Henry Hughes alias Henry Hughes, were married under the Regime of Separation of Assets; and, subsequently the said Sonia Maria Alzira D'Souza Hughes expired on 09-09-2005 without leaving any descendants, and, as such, her share in the inheritance is devolved unto her collaterals.
4. In view of the devolution of rights mentioned above, the bigger property is exclusively owned and possessed by the below named heirs and successors of late Justiniano Baltazar Lourenco Batista de Souza alias Justiniano Baltazar de Souza and his wife Mrs. Lucilia Francisca Florina de Conceicao e Souza alias Lucilia de Souza:-
- (i) Mr. Justiniano Baltazar Oliver Olavao de Souza married to Mrs. Meena Otilia De Souza;

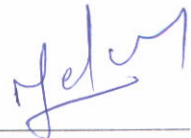




- (ii) Mrs. Maria Ingrid Sarojini De Souza married to Mr. Elgar Estevao De Sa;
  - (iii) Ms. Maria Soraya Nalini de Souza;
  - (iv) Mrs. Brenda Lucilia de Souza married to Mr. Henry Rege Gabriel Almeida;
  - (v) Mrs. Marlene Virginia Filomena de Conceicao de Souza Walker married to Mr. Martin Walker;
  - (vi) Ms. Dalila Maria Lucilia de Souza;
  - (vii) Ms. Maria Jose Lina de Souza Costa Ferreira;
  - (viii) Ms. Maria Mirindi Perpetua de Souza;
  - (ix) Mrs. Tulia Maria de Souza Dias married to Mr. Oscar Proenca Dias;
  - (x) Mr. Jose Jesus de Azavedo Souza;
  - (xi) Mr. Justininao Baltazar Adeodato de Conceicao Souza alias Adeodato de Souza married to Mrs. Zelma Anita Patricia de Souza;
  - (xii) Mrs. Aida Lucilia Francisco de Souza;
  - (xiii) Mr. Alex D'Souza married to Mrs. Maria Anna de Souza.
5. The interested parties to the said Inventory No. 70/2001/C have subdivide the northern part of the bigger property, i.e. the property bearing **Survey No. 72/1** of village Siolim of Bardez Taluka, in to five (5) distinct and separated Plots identified by alphabets **A, B, C, D and G**, as depicted in the **SKETCH No. 1** annexed to and forming integral part of the said Inventory Proceedings; and filed Consent Terms allotting each of the plots among them, and obtained from the court a Consent Decree on 23-02-2018 to that effect.
6. From the document mentioned at **Para H (3)** above, which the **Survey Plan** of the property bearing **Survey No. 72/1** of village Siolim of Bardez Taluka, extent thereof can be seen.
7. As per the said Consent Terms and Consent Decree, the **Plot-G** which is the subject matter of the scrutiny in this report is allotted exclusively to (a) Mrs. **AIDA LUCILIA FRANCISCO D'SOUZA**, a widow; and her son, (b) Mr. **ALEX D'SOUZA** alias **ALEX ANTONIO D'SOUZA** married to Mrs. **MARIA ANNA D' SOUZA**.



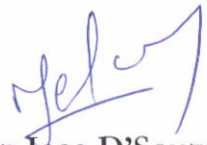
8. Consequent to such allotment, the above named allottees i.e., (a) Mrs. Aida de D'Souza, a widow; and her son, (b) Mr. Alex D'Souza and his wife, Mrs. Maria Anna De Souza, got their names recorded in 'Occupant' column of the said property bearing Survey No. 72/1 of village Siolim of Bardez Taluka, as co-occupants thereof, as can be seen from the document of **Form No. I & XIV** mentioned at **Para H (4)** above.
9. From the documents of **records of partition** mentioned at **Para H (5)** above, it is seen that the above named allottees have partitioned the said **Plot-G** from the northern part of the bigger property bearing **Survey No. 72/1** of village Siolim of Bardez Taluka, and such separated area of **Plot-G** is surveyed under new **Survey No. 72/1-A** of village Siolim of Bardez Taluka, for an area of **2,000 square meters**.
10. From the document of **Form No. I & XIV** mentioned at **Para H (6)** above, it is seen that in the 'Occupant' column of the said newly created Survey No. 72/1-A of village Siolim of Bardez Taluka, having an area of 2,000 square meters, name of (a) Mrs. Aida de D'Souza, a widow; and her son, (b) Mr. Alex D'Souza and his wife, Mrs. Maria Anna De Souza, is recorded.
10. From the document mentioned at **Para H (7)** above, which the **Survey Plan** of the property bearing new **Survey No. 72/-A** of village Siolim of Bardez Taluka, extent thereof can be seen. On comparing the same with the Sketch No. 1 of the Inventory Proceedings No. 70/2000/C, it is seen that the new Survey Plan of Survey No. 72/1-A is the same Plot-G as depicted in the said Sketch No. 1.
11. Vide the **Deed of Sale dated 10-03-2020** mentioned at **Para H (8)** above, it is seen that the said (a) Mrs. Aida de D'souza, a widow; and her son, (b) Mr. Alex D'Souza and his wife, Mrs. Maria Anna De Souza, have sold the said Plot-G now bearing new **Survey No. 72/1-A** of village Siolim of Bardez Taluka, in favour of **Nanu Estates**





**Private Limited**, a private limited company having its Registered Office at Nanu House, Varde Valaulicar Road, Margao, Goa 403 601.

12. From the document of survey records in **Form No. I & XIV** of new **Survey No. 72/1-A** of village Siolim of Bardez Taluka, mentioned at **Para H (9)** above, it is seen that name of said **Nanu Estates Private Limited** is recorded as 'Occupier' of the said land.
13. From the **Nil Certificate of Encumbrances** mentioned at **Para H (10)** above, it is seen that there are no encumbrances over the property under scrutiny herein for the period from 01-11-2007 to 15-12-2019.
14. From the **Nil Certificate of Encumbrances** mentioned at **Para H (11)** above, it is seen that there are no encumbrances over the property under scrutiny herein for the period from 16-12-2019 to 02-06-2022.
15. **Conclusion:**  
In view of the scrutiny of the above mentioned documents:-
  - (a) I report that the company of Nanu Estates Private Limited is the owner in possession of the property under scrutiny, which bears Survey No. 72/1-A of village Siolim of Bardez Taluka, admeasuring 2,000 square meters; and
  - (b) I hereby certify that the title of Nanu Estates Private Limited to the property under scrutiny is free, clear and marketable.

  
**Melvin Jose D'Souza**  
Advocate